

8510 LAVA HILL RD

Austin, TX 78744

Industrial
Investment Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

8510 Lava Hill Rd
Austin, TX 78744



INVESTMENT HIGHLIGHTS

Property Highlights

Strategic Location in a Growing Industrial Corridor

- Situated within the **Southeast/Airport industrial submarket** — an area that continues to attract new industrial development and tenant demand given its proximity to major transportation routes, Austin-Bergstrom International Airport (ABIA), and key employment centers.
- Near the **Pilot Knob / Easton Park master-planned community**, which adds long-term regional population and workforce growth adjacent to this key industrial node.
- Connectivity to major highways supports logistics, distribution, and light manufacturing users, enhancing appeal for both owner-users and investors.

Functional Industrial Site With Operational Flexibility

- ±26,561 SF building footprint on a ±2.50-acre lot is ideal for a range of industrial, warehouse, distribution, or light manufacturing uses.
- **Excess yard space** enables outdoor storage, truck maneuvering, staging areas, or expansion opportunities — a rare functional asset in urban industrial environments.
- Designed for efficient internal workflow with room for operational growth and tenant customization.

Infrastructure & Power Capacity

- Equipped with **robust electrical power** supporting heavy machinery, manufacturing equipment, and high-demand industrial operations.
- Facility utility setup is appropriate for industrial operations requiring dependable power and distribution capacity.

High-Quality Industrial Construction

- Built to meet modern industrial standards with providing longevity, low maintenance, and structural efficiency.
- Thoughtful design elements such as clear span interiors and drive through doors allow flexible layout arrangements and maximize usable space.

Functional Site Features

- Yard and parking space allocation supports logistics operations, trailer parking, and employee/visitor access.
- Potential for added improvements (e.g., improved ingress/egress points, additional dock or grade-level doors) to tailor the property to specific operational needs.

Market Conditions & Long-Term Demand

- The **Austin industrial market remains a strategic investment focus** for both regional and national industrial users despite some near-term vacancy fluctuations, driven by long-term economic and population growth.
- Southeast submarket leasing activity historically shows positive absorption relative to supply, supporting continued interest in well-located, modern industrial facilities.
- Austin's broader economic fundamentals — including low unemployment and continued business expansion — bolster demand for functional industrial space over the long term.

PROPERTY SUMMARY

Property Summary

Price	Contact Broker
Total Building Square Feet	±26,561 SF
Total Improvements Square Feet	±28,033 SF
Building 1 Floor Plate	±14,919 SF
Building 1 Total Improvements	±16,391 SF
Office	±2,613 SF
Mezz Office	±1,472 SF
Machine Shop	±610 SF
Warehouse	±11,696 SF
Building 2	±9,860 SF
Building 3	±1,782 SF
Acres	±2.50 AC
Lot Square Feet	±108,900 SF
Building/Lot Coverage	24.39%
Construction	Metal
Power	3 Phase

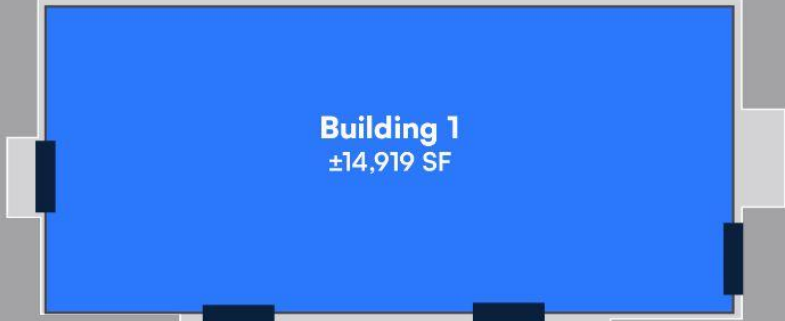
Building 1 Specifications

Building 1	±14,919 SF
Main Warehouse Eave Height	22'
Docks	2 - 16' x 16'
Grade level Doors	2 - 20' x 16'
Year Built	2021

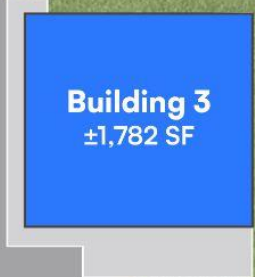
Building 2 Specifications

Building 2	±9,860 SF
Main Warehouse Eave Height	18'
Grade level Doors	3 - 1 20' x 16, 2 14' x 16'
Year Built	2019

Lava Hill Rd



Building 1
±14,919 SF



Building 3
±1,782 SF

Lot Size
2.5 Acres



Building 2
±9,860 SF

Storage Yard





71

Industrial Corridor



Industrial Corridor

71

± 83,700 VPD



71

New Construction
Velocity
314 Acres | 7M SF Mixed-Use

± 176,000 VPD



Brookfield
54 Acres | 313 SF
Proposed 5-Building Industrial Park



Proposed Industrial

Austin-Bergstrom International Airport

New Construction Warehouses

SPEC'S WINES • SPIRITS • FINER FOODS
FedEx Ship Center
ARCHITECTURAL DIVISION 8
office furniture plus
A Total Office Solutions "Anywhere" Company
WORLD INTERIORS Furniture Built For Life
CREATE • SPECIFY • FURNISH • START-UP / MID-MARKET

New Construction Warehouses
JACKSON SHAW
FERGUSON

New Construction

Carius Partners
103 Acres | 1.1M SF
Master Planned Industrial Park



± 31,400 VPD

Retail Corridor

H-E-B **LOWE'S**
planet fitness **Academy**
Burlington **Fiesta**

Proposed Mixed-Use

Collins Family MPC

Subject Property

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New Construction

Perry Homes - Easton Park

New Construction

Goodnight Ranch - Empire Homes

New Construction

Highland Homes Easton Park

Easton Park
12,000 New Homes
Once Completed

Industrial Neighbors

BLACK THUMB
Mobile Mechanic



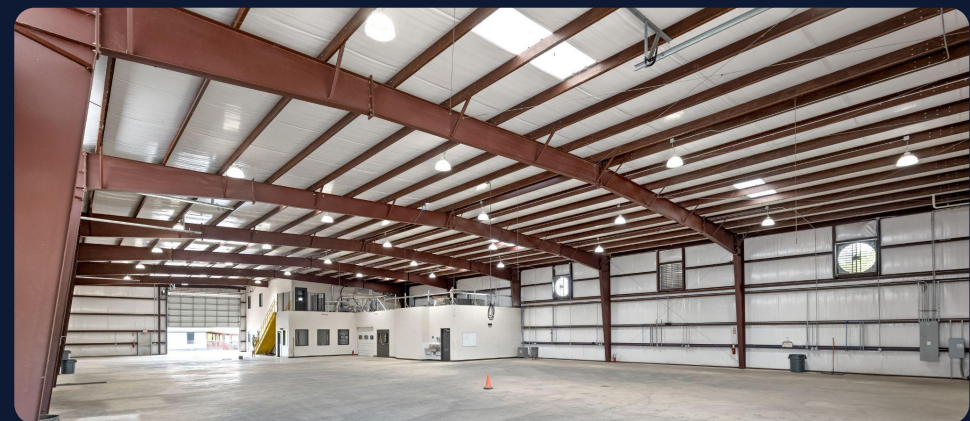
± 30,300 VPD

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PROPERTY PHOTOS



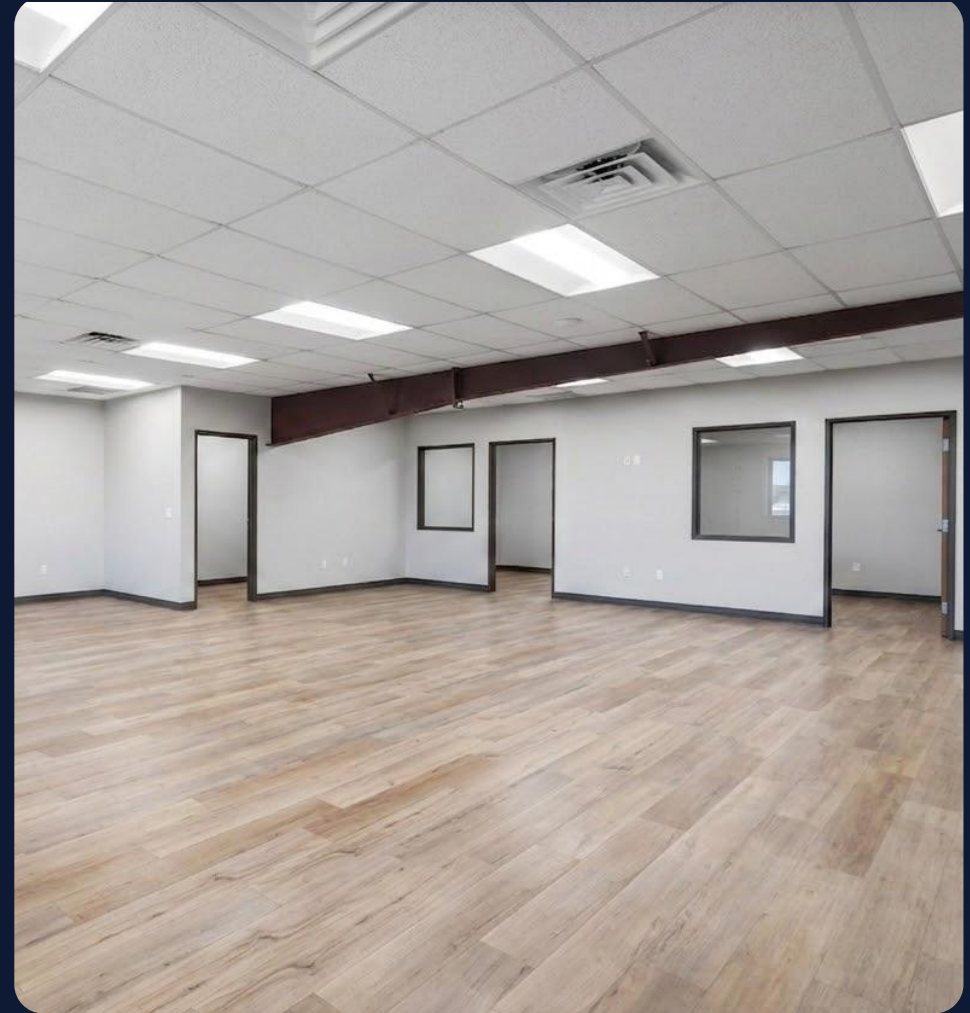
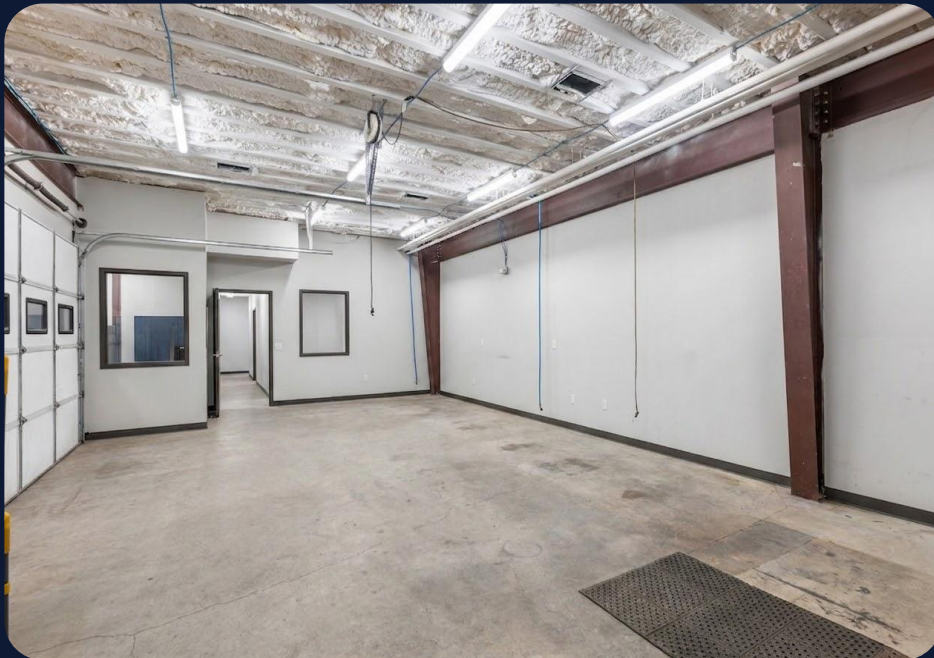
WAREHOUSE 1 PHOTOS



INTERIOR PHOTOS



INTERIOR - MEZZ & SHOP PHOTOS



WAREHOUSE 2 PHOTOS



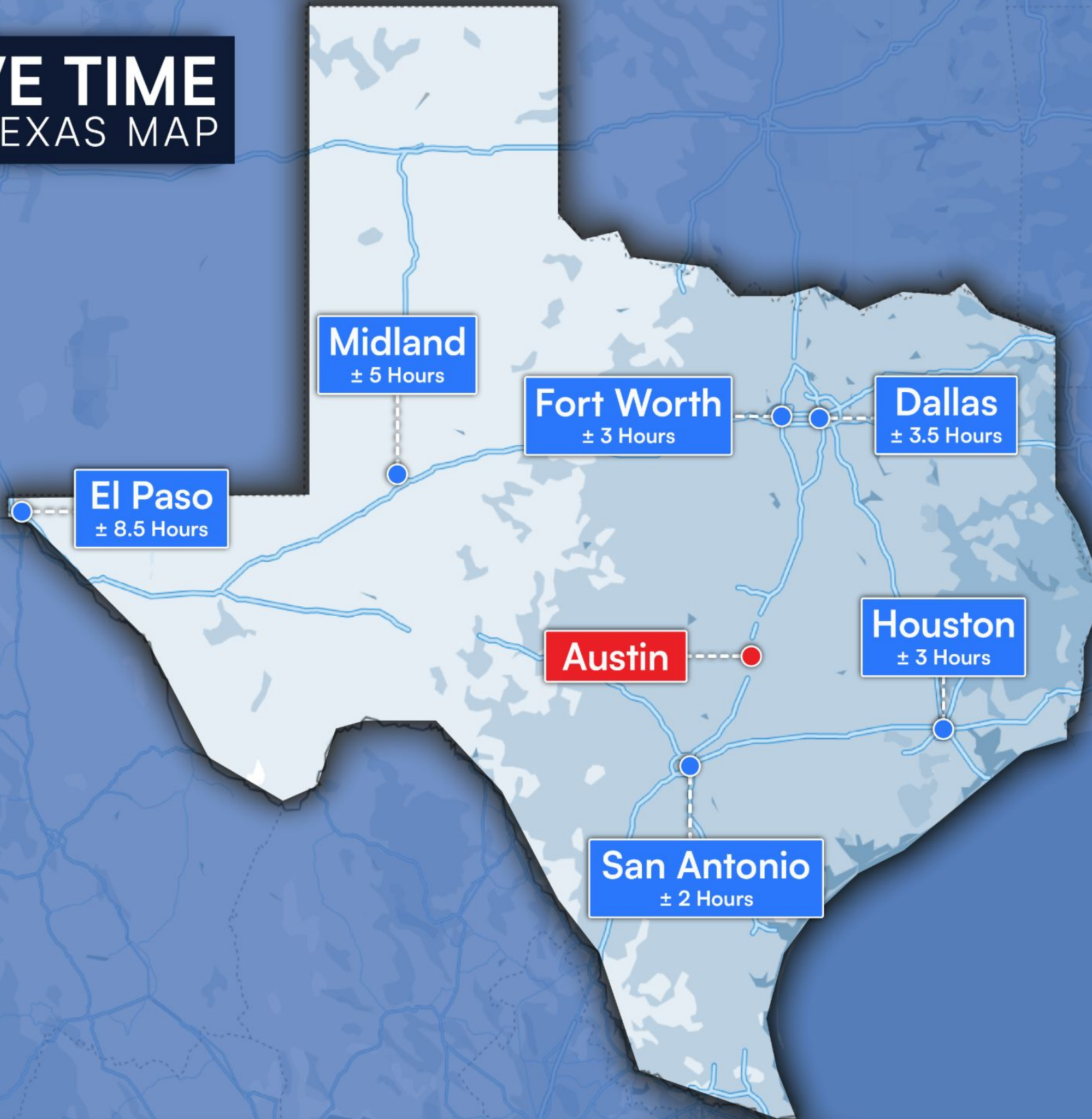


IOS RENDERING - This is to be used as an example of a site layout with further improvements and approvals.

AI-Rendered Visualization (Nano Banana) - Illustrative Only

DRIVE TIME

TEXAS MAP



Austin Major Employers



MARKET OVERVIEW

8510 Lava Hill Rd
Austin, TX 78744



AUSTIN, TEXAS

Market Demographics



961,855
Total Population

\$97,270
Median HH Income

410,868
of Households

41.2%
Homeownership Rate

651,000
Employed Population

61%
% Bachelor's Degree

33.0
Median Age

\$614,120
Median Property Value

Local Market Overview

The Southeast Austin industrial submarket — where 8510 Lava Hill Rd is located — benefits from proximity to the Austin–Bergstrom International Airport, the U.S. 183 corridor, and growing manufacturing and logistics clusters. Austin’s broader economy continues to attract businesses across tech, advanced manufacturing, and distribution due to favorable business climate, workforce availability, and strategic location within Central Texas. The area has seen robust population and household growth in recent years, supporting ancillary services and workforce demand. Industrial properties in this sector are well-positioned to serve regional distribution needs, with convenient access to major highways and intermodal connections. Local drivers include ongoing investment in transportation infrastructure and corporate expansions in sectors such as EV supply chain, semiconductors, and logistics support functions. While speculative construction has increased vacancy region-wide, demand for well-located industrial space in the Airport/Southeast Austin submarket remains solid, particularly for properties sized under 50,000 SF.

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	1,440	16,424	93,832
2025 Population	1,650	17,474	101,677
2030 Population Projection	1,818	19,037	110,938
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	491	5,318	30,779
2025 Households	566	5,727	33,621
2030 Household Projection	628	6,290	37,014
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$119,139	\$110,336	\$85,186

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 8510 Lava Hill Rd, Austin, TX 78744 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



Information About Brokerage Services
*Texas law requires all real estate license holders to give the following information about
 brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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 Date